

# ARCHITECTURAL ACCESS BOARD

## PROPOSED CHANGES TO 521 CMR

(Changes and/or additions are in **BOLD**)

- 5.38 FULL AND FAIR CASH VALUE OF THE BUILDING: The assessed value of a *building* (not including the land) as recorded in the Assessor's Office of the municipality at the time the building permit is issued as equalized at 100% valuation.  
EXCEPTIONS:
- c. a. If no assessed value exists, or the assessed value is more than three years old, a request to substitute the appraised value may be submitted to the *Board*. The request to use the appraised value must be submitted by a certified appraiser **or for transit facilities, either a certified appraiser or an independent registered professional engineer** and must be submitted prior to obtaining a *building* permit for the project. (remaining language to stay the same)
- 8.7 OTHER SLEEPING ROOMS AND SUITES  
Doors and doorways designed to allow passage into and within all sleeping units or other covered units shall comply with **521 CMR 26, DOORS AND DOORWAYS on the corridor side of the door only**.
- 9.5.4 a. Patios, terraces, and balconies: Where it is necessary to use a door threshold or a change in level between the interior and exterior, greater than ½ inch (1/2" = 13mm) to protect the integrity of the unit from water or snow damage, equivalent facilitation such as raised decking or a ramp shall be provided **or capable of being provided**.
- 14.2.1 Armless seats: In addition **to wheelchair seating locations**, at least 1% of all fixed seats, but not less than one seat, .....
- 14.4.1 Distribution: **Whenever more than 300 seats are provided, wheelchair seating locations must be provided in more than one location. Wheelchair seating locations shall be dispersed throughout all seating areas so as to provide a choice of admission prices and views comparable to those for the general public. Where 300 or less seats are provided, wheelchair spaces may be provided in one location.**  
Exception: In movie theaters, accessible seating locations shall not be located in the front third of the theater.
- 14.4.1(a) **Wheelchair seating locations must provide lines of site comparable to those provided to other spectators. In stadiums where spectators can be expected to stand during the show or event (i.e. football, baseball, basketball games or rock concerts), all of the wheelchair seating locations must provide a line of sight over standing spectators. Said lines of site shall be measured by constructing accessible wheelchair seating locations forty-two (42) inches higher than the floor level of the seats in front of the accessible spaces.**
- 14.4.1(b) **Wheelchair seating locations shall be provided in all areas including sky boxes and speciality areas.**
- 14.6 Access to Performing Areas  
**An accessible route to the performing areas must be provided either from the within the auditorium/place of assemble or from a corridor directly off the auditorium/place of assembly leading directly to the stage, not through an adjoining room.**
- 18.3 ~~DELETE: Said accessible entrances shall provide overhead protection to the maximum extent feasible, in the immediate exterior area of the terminal entrance.~~
- 18.4.1 **Add:**  
**Where construction constraints in LIGHT RAIL stations result in platform to vehicle gaps that**

exceed the requirements a device used to bridge the gap must be a minimum of 36 inches wide or the width of the opening, whichever is greater and the slope shall not exceed 1:12.

**Exception:** A slope between 1:10 (10%) and 1:12 (8.3%) is allowed for a single rise of a maximum of three (3) inches.

18.4.1 delete the word; ~~yellow~~

18.4.2c *Detectable warnings* used on **interior** surfaces shall differ from adjoining walking surfaces in resiliency or sound-on-cane contact.

18.5.3 **LIGHT RAIL TRANSIT TERMINALS:** To facilitate access to light rail transit vehicles, the following shall be provided:

- a. Platforms at newly *constructed* stations serving light rail transit vehicles shall provide access to all passengers and to all coaches of the train by means of a full length raised platform. Such platforms shall be at least 60 inches in *clear* width at the stopping zone for *accessible* doors. A minimum of 36 inches in *clear* width must be provided to each stopping zone for *accessible* doors.
- b. Platforms at *reconstructed, remodeled or altered* stations serving light rail transit vehicles shall afford *access* to at least one car by means of a raised platform. Said platform shall comply with the following:

1. Such platforms shall be at least 60 inches in clear width at the stopping zone for *accessible* doors. A minimum 36 inch clear width must be provided to each stopping zone for *accessible* doors.

2. Such platforms shall be at least 8 feet in length.

18.6 **FARE TRANSACTION**

At least one fare transaction area of each **type**, at each accessible entrance shall be accessible and shall have a minimum 36 inch wide path of travel. Where transaction counters are provided, they shall comply with the requirements of set forth in Section 7.2.1a, b, c, and d. Where provided, coin or card slots shall comply with 521 CMR 6.5 Forward Reach or 521 CMR 6.6 Side Reach.

21.2.1 **Delete last sentence:** ~~Single (i.e. diagonal or depressed corner) curb cuts serving two street crossing directions are not allowed.~~

**Add to exception:**

**Apex curb cuts:** Where site constraints prevent the installation of perpendicular curb cuts or a parallel curb cut with a level landing, an apex curb cut is allowed under the following conditions:

- a. The lower 24 inches of all apex curb cuts shall have a *detectable warning* surface complying with Section 18.4.2.a, extending the full width of the curb cut, excluding flared sides.
- b. A 4 foot landing shall be provided at the bottom of the curb cut and located within the marked crosswalk.

21.12 **ACCESSIBLE PEDESTRIAN SIGNALS - Reserved**

**NOTE:** Until such time as the Board has issues regulations concerning accessible pedestrian signals, the Board recommends that accessible pedestrian signals be provided at signalized intersections having confusing or insufficient auditory information for some persons who are blind to determine safe crossing times and/or the direction of the opposite corner. Preferred accessible pedestrian signals shall have a sound level which is automatically adjusted to be no more than 5 dB above ambient sound.

Where walk intervals are actuated by a push button, the accessible signal shall be integral with the push button. The push button shall have a quiet tone, slowly pulsed, that indicates to users that there is a button which must be pressed, and provides precise information as to the location of the push button. The Walk interval shall have a tone which pulses faster, and which may be louder than

**the locator tone at intersections where the Walk tone needs to function as a beacon to help users locate the opposite curb.**

**Accessible pedestrian signals should be installed gradually, in all such difficult intersections, beginning with key intersections identified by state and local governments in cooperation with traffic engineers, orientation and mobility specialists, (university trained professionals who teach people who are blind to travel independently), and persons who are blind. The Transportation Equity Act for the 21<sup>st</sup> Century (TEA-21) signed by the President on June 9, 1998, directs transportation engineers to consider the use of audible pedestrian signals and audible signs, where appropriate, at intersections and other street crossings. The US Department of Transportation will issue guidance on implementation of the pedestrian provisions of TEA-21 by December 9, 1999.**

**26.6.2 Doors located in a recess of more than 6 inches deep, shall have clear floor space as required in Section 26.6.3 and 26.6.4. Said clear floor space shall be measured within six inches of the door.**

**28.12.1 General: Vertical wheelchair lift devices and Limited Use elevators may be used as part of an accessible route of travel in lieu of an elevator under any one of the following circumstances:**

**28.12.2e: Doors or gates shall comply with the requirements of 521 CMR 26.5 through 26.11.4 except that where such doors or gates are on the wider side of any lift platform that is less than 54 inches in any dimension, they shall be a minimum of 42 inches wide.**